

TRANSFER
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Doc # 2005002740
Book 8292 Page 0272

Part of
20-20

WARRANTY DEED
Statutory Short Form

I, **MARC W. CHADBOURNE** of P. O. Box 1891, Waterville, ME 04903-1891, for consideration paid, grant and convey to **FOXWOOD PROPERTIES, INC.**, a Maine Corporation with a mailing address of P. O. Box 126, Waterville, ME 04903-0126, with Warranty Covenants, the real estate described as follows:

Added
acreage

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

to
20-21

Beginning at a point on the northerly bound of the Webb Road and at the southwesterly corner of land now or formerly owned by Kevin Houle (reference deed in Kennebec County Registry of Deeds in Book 5272 Page 266), said point being the intersection of the centerline of a culvert and the northerly bound of the Webb Road and also being north sixty-four degrees five minutes thirty seconds west (N 64° 05' 30" W) a distance of one hundred four and thirteen hundredths (104.13) feet from an eight (8) inch by ten (10) inch granite monument with an iron rod found;

Thence, along the centerline of a small brook in a northeasterly direction nine hundred (900) feet, more or less, to a point;

Thence, north sixty degrees eleven minutes thirty-two seconds west (N 60° 11' 32" W) a distance of fifteen (15) feet, more or less, to a capped iron rebar set in the ground, said capped iron rebar being north twenty-five degrees fifty-one minutes twenty-nine seconds east (N 25° 51' 29" E) a distance of seven hundred thirty and forty-five hundredths (730.45) feet from the intersection of the northerly bound of the Webb Road and the centerline of said culvert;

Thence, along land retained by Foxwood Properties, Inc., in a prior deed north sixty degrees eleven minutes thirty-two seconds east (N 60° 11' 32" E) a distance of two hundred sixty and twenty hundredths (260.20) feet to a capped iron rebar set in the ground;

Thence, along land retained by Foxwood Properties, Inc., in a prior deed south twenty-nine degrees forty-eight minutes twenty-nine seconds west (S 29° 48' 29" W) a distance of seven hundred twenty-eight and seventy-two hundredths (728.72) feet to a capped iron rebar set in the ground on the northerly bound of the Webb Road;

Thence, along the northerly bound of the Webb Road south sixty degrees eleven minutes thirty-one seconds east (S 60° 11' 31" E) a distance of three hundred ten and fifty-one hundredths (310.51) feet to the point of beginning. The area of said parcel being approximately five and one tenth (5.1) acres.

Reference is made to a plan entitled "Boundary Survey For Foxwood Properties, Inc." dated July 22, 1999, and is on file at Pickett Land Survey Inc.

All capped iron rebar set in the ground are 5/8 inches in diameter and have a yellow plastic cap scribed John Pickett P.L.S. #351.

Bearings have been rotated to an observed magnetic north 1999.

Excepting and reserving from the above described parcel, a certain lot or parcel of land together with any buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a capped rebar in the northerly line of the Webb Road, said rebar

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being the point of beginning; thence north twenty-nine degrees forty-eight minutes twenty-nine seconds east (N 29° 48' 29" E) along the land now or formerly of Foxwood Properties, Inc., a distance of two hundred fifty and zero hundredths (250.00) feet to a capped rebar; thence along the other land of the Grantor the following courses and distances to capped rebars south sixty degrees eleven minutes thirty-one seconds east (S 60° 11' 31" E) a distance of one hundred fifty and zero hundredths (150.00) feet; thence south eight degrees zero minutes twenty-four seconds west (S 08° 00' 24" W) a distance of two hundred sixty-nine and twenty-six hundredths (269.26) feet to the northerly line of the Webb Road, beforementioned; thence north sixty degrees eleven minutes thirty-one seconds west (N 60° 11' 31" W) along said Webb Road a distance of two hundred fifty and zero hundredths (250.00) feet to the point of ending.

This parcel, with the buildings thereon, situate in Waterville, Kennebec County, Maine, contains one and one hundred forty-six thousandths (1.146) acres.

Also excepting and reserving the right to use and maintain a well and the water lines for the benefit of the above excepted lot herein described which is located near the westerly property line of the land conveyed herein about three hundred thirty-four (334) feet northerly of the Webb Road.

Being a portion of the premises conveyed to Marc W. Chadbourne by Quitclaim Deed with covenant from the Secretary of Housing and Urban Development, dated November 1, 2004, and recorded in the Kennebec County Registry of Deeds in Book 8195, Page 268.

WITNESS my hand and seal this 31st day of January, 2005.

Signed, Sealed and Delivered
in the presence of:




Marc W. Chadbourne

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: January 31, 2005

Then personally appeared the above named Marc W. Chadbourne and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Print ROBERT M. MARDEN
Name: Attorney at Law/Notary Public, Maine
My Commission expires December 4, 2009

Received Kennebec SS.
02/02/2005 8:34AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS